

**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

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| Property Address: | 3208 Highland Place, NW | Agenda |
| Landmark/District: | Cleveland Park Historic District | X Consent Calendar |
| Meeting Date: | June 28, 2012 | X Concept Review |
| H.P.A. Number: | 12-425 | X Alteration |
| Staff Reviewer: | Anne Brockett | New Construction |

On behalf of owners Antonia Fondaras and Joseph Goffman, Barnes Vanze Architects seek the Board's concept review of a rear addition, skylight, side window changes, and a new front door at this house in the Cleveland Park Historic District. The house is a frame gable front Queen Anne built in 1906 to the design of Hunter and Bell Architects.

Project Description

The project proposes to add a one story addition on the east half of the existing rear deck. The west half of the deck would be rebuilt in a slightly larger footprint with the stairs reoriented to the backyard. The addition will have a shed roof, shingle siding, and 6/2 windows that reflect the pane configuration on the rest of the house. The existing rear porch will be screened in.

On the east side of the house, several windows at the back half of the house will be replaced, including switching out non-original 9-pane casement windows with more appropriately scaled 6/2 windows. A flush skylight will be placed on the east slope of the roof directly behind the existing attic dormer and the non-original front door will be replaced.

Evaluation

The addition is significantly blocked from view by the neighboring houses. It has been designed to closely resemble the form and style of a typical historic kitchen addition. Its lower height, shingle siding, and the existing cornerboard at the rear wall all help to differentiate the addition from the original construction, but do so using materials and a scale that are compatible with the house and historic district.

The window alterations would affect a non-original window arrangement replacing them with single punched windows that are more consistent with historic fenestration. The skylight would be tucked behind the dormer and would not be visible from the street, and the front door will be returned to its original appearance with a large pane of glass over wood paneling.

In form, scale, massing, and materials, the alterations proposed are compatible with the subject house and with the character of the Cleveland Park Historic District.

Recommendation

The HPO recommends that the Board find the alterations to be compatible with the character of the historic district and consistent with the preservation act and delegate final approval to staff.